



APPLICATION FOR PLANNING PERMISSION 15/00684/DPP FOR THE ERECTION OF COMMUNITY FACILITIES INCORPORATING PRIMARY SCHOOL, NURSERY SCHOOL, EARLY YEARS AND AFTER SCHOOL CARE, LIBRARY, HEALTH CENTRE, ALTERATIONS TO EXISTING LEISURE CENTRE, FORMATION OF CAR PARKING AND ASSOCIATED WORKS AT LAND AT LOANHEAD LEISURE CENTRE AND KING GEORGES FIELD, GEORGE AVENUE, LOANHEAD

Report by Head of Communities and Economy

1.0 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1** The application is for the erection of a new community facility to include a new primary school, nursery school and early years and after school provision. The new facility also includes a new health centre and library. The proposal also includes alterations to the existing leisure centre. The site includes the existing leisure centre and part of King Georges Field, Loanhead. There have been three letters of representation and consultation responses from the Scottish Environment Protection Agency (SEPA), Sport Scotland, the Coal Authority and the Council's Archaeology Advisor, Policy and Road Safety Manager and Environmental Health Manager. The relevant development plan policies are RP8, RP13, RP14, RP15, RP20, RP28, RP29, RP32, TRAN1, COMF1, COMF3, IMP1 and IMP2 of the Midlothian Local Plan. The recommendation is to grant planning permission subject to conditions.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1** The 3.19 hectare site is located centrally within Loanhead and fronts Mayburn Avenue to the north and George Avenue to the west. The topography of the site comprises a predominantly level piece of ground with a raised area with tree planting to the north east. There are a number of semi mature trees along Maybury Avenue and to the southern edge of the playing field.
- 2.2** The site comprises the Loanhead leisure centre, the adjacent equipped play area and Multi Use Games Area (MUGA), open playing field and parking and service area.

- 2.3 On the opposite side of Mayburn Avenue from the site sits is a small row of five retail units, two of which are vacant. The existing library and doctor's surgery also sits on the opposite side of the road from the application site. The site is in a residential area and is bounded by predominantly two storey houses.
- 2.3 The vehicular access is off George Avenue. There is also a pedestrian access to the south of the site which joins George Avenue.

3.0 PROPOSAL

- 3.1 It is proposed to redevelop the existing leisure centre and build a adjoining new two stream primary school, nursery facilities and afterschool club/wrap around facilities. The new primary school element is a replacement and enlargement of the exiting Paradykes Primary School. It is also proposed to relocate Loanhead library and health centre onto the site. The primary school, library and doctors surgery are currently located nearby and on the other side of the road, off Mayburn Walk. It is proposed to retain the existing MUGA and open playing field which contains a pitch. The MUGA is to be resurfaced and open to the community outwith school hours. There are six lighting columns around the MUGA. The existing parking area (to the west) is to be resurfaced and configured and extended to the south to increase the number of parking spaces on site from 83 to 177. A service yard is also to be provided to the south of the site.
- 3.2 The main vehicular access to the site is to the west, onto George Avenue. George Avenue and Maybury Avenue are both currently limited to 20mph and have associated traffic calming measures.
- 3.3 The existing leisure centre building is of modern design with limited architecturally value and is finished externally with concrete blockwork, powder coated aluminium curtain walling and windows and has a profiled metal pitch roof. The roof is pyramidal and contains facilities over two levels. Retaining the leisure centre building on the site and joining further buildings onto it has been a design challenge. The Primary School and related nursery facilities front Maybury Avenue to the north. The health centre is to the west. The library (which has an area set aside for the school) is located between the new school and nursery facilities and the leisure facilities.
- 3.4 It is proposed to finish the building with fibre cement rainscreen cladding, aluminium framed curtain walling, aluminium framed glazing, white render and an aluminium standing seam roof. Other than the render colour, no other finish colours have been submitted.
- 3.5 A plan has been submitted showing a 1.8m high powder coated weld mesh fencing around the boundary of the site. The colour of the fencing is not specified, but is anticipated to be green; this can be secured by condition. Hedging is shown to the front of the site to form

an attractive boundary treatment and entrance feature. Surfacing includes concrete pavements and tarmac. Drop off lay-bys are shown on the plans along Mayburn Avenue and within the site parking area close to the site entrance. Disabled parking is close to the entrance of the health centre and to the entrance to the Leisure Centre. A community garden area is shown along the eastern boundary of the site. An external teaching area is sited between the new school building and Mayburn Avenue. Railway sleeper terraced seating is shown to the north of the grass football pitch.

4.0 BACKGROUND

- 4.1 A Proposal of Application Notice has been considered for this application (ref no. 15/00226/PAC). This identified the pre-application public consultation that was required in relation to the proposed development.
- 4.2 A planning application (15/00712/PPP) has been received for the land on the opposite side of Mayburn Avenue/George Avenue which currently houses the primary school, health centre and library. The application is in principle for residential development (with related open space, existing MUGA and play facilities shown on an indicative plan). It is reported elsewhere on this agenda.

5.0 CONSULTATIONS

- 5.1 **Scottish Environment Protection Agency (SEPA)** advise that there is no objection to the application however give the following advice:
- The discharge of surface water to the water environment should be in accordance with the principles of the SUDS (Sustainable Drainage Systems) Manual (C697) published by CIRIA.
 - Surface water drainage from the construction phase should also be dealt with by SUDS. Such drainage should be in accordance with C648 and C649, both published by CIRIA. It should be noted that oil interceptors are not considered SUDS in their own right but are beneficial as part of the treatment train.
 - Advice is given that the applicant should consult with Scottish Water regarding water quality/flooding and adoption issues.
 - Foul drainage from the site should be discharged to the public sewage network. They advise that the applicant should consult Scottish Water in this regard.
- 5.2 **Sport Scotland** does not object to the application, but note that the pitch area is marked on the plans as 'exempt from development'. This area should be protected during construction. The railway sleeper terraced seating near the grass pitch is noted and advise that the contractors should satisfy themselves of the safety of such seating.
- 5.3 Sport Scotland also notes the relocation of the two stream primary school and advise that they have non-statutory design guidance which

details recommended provision of sport facilities for schools (both internal and external). The recommended level of provision for this proposal would be 1 synthetic pitch (60m by 40m) or two grass pitches.

- 5.3 **The Coal Authority** advises that it concurs with the recommendations of the Report on Site Investigations; that coal mining legacy potentially poses a risk to the proposed development and that remediation works should be undertaken prior to development in order to ensure site stability. The Coal Authority recommends that the Local Planning Authority impose a planning condition, should planning permission be granted, requiring stability works to be undertaken prior to commencement of development.
- 5.4 The **Council's Archaeological Advisor** indicates that there are a number of recorded crop marks at Straiton to the west of the site. It is therefore recommended that a condition is attached to any consent granted that requires a programme of works (archive assessment and evaluation), which will record any historical remains and determine whether the development will disturb any buried archaeological deposits. If deposits are identified there may be a requirement for further work or mitigation.
- 5.5 The **Policy and Road Safety Manager** has no objection to the application and recommends that conditions are attached to any consent granted seeking approval of cycle and scooter parking, SUDs proposals, the schools Green Travel Plan and details of the proposed traffic calming and pedestrian crossing facilities on George Avenue/Mayburn Avenue. In addition it is noted that the works proposed may require a road opening permit.
- 5.6 **The Council's Environmental Health Manager** has no objections in principle to the proposed development and recommends that appropriate conditions are attached to any consent granted in relation to floodlighting and security lighting (including hours of operation), noise limits regarding plant and machinery, the acoustic design of the school and contamination and/or previous mineral workings.

6.0 REPRESENTATIONS

- 6.1 Two letters of representation have been received in relation to the application, both representors object to the application. The grounds of objection are as follows:
- The area is supposed to be protected (granted by 'Fields in Trust' previously known as the National Playing Fields Association). It is supposed to be protected for generations to come and to build on it is very saddening. It is not right to build on this area at the centre of the community.
 - One of the attractive things about Loanhead is the beautiful greenery and parks in close proximity to resident's homes. This should not be destroyed.

- The site is well used by all generations and it should be preserved as a green space for residents to enjoy without having to travel far.
- There are a number of benefits to preserving our green space, the health benefits are valuable and it helps with childhood obesity and children with ADHD.
- The green space is at the heart of the community and it should never be developed. Building on this area will make Loanhead less picturesque.
- Concern is expressed about protecting the environment and the local eco-system. The variety of grasses, trees and wild flowers support a variety of birds and insects, such as bees and butterflies. It also helps capture CO₂, released from cars and lorries, improving the air quality for Loanhead residents.
- Brownfield sites, of which Loanhead has many, are more appropriate sites for development. There are more sensible and less detrimental sites for development than this which is at the heart of the community.

6.2 Paradykes Parents' Council submitted a letter of objection expressing concern about the nursery including reference to outdoor space, fencing, internal arrangements, and space in the nursery. They raised concerns about the reduction in outdoor space and access to King George's playing fields for events such as sports day. They raise concern about traffic and parking in relation to drop off areas and possible traffic congestion in the area and provision of a school crossing officer. They also made comment on fire safety related to the two storey building. In response to the comments the applicant responded to the matters raised (some of which are not material planning considerations) and as a consequence the Paradykes Parents' Council have confirmed that they no longer object to the application.

7.0 PLANNING POLICY

7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:

Midlothian Local Plan

- 7.2 Policy **RP8: Water Environment** aims to prevent damage to water environment, including groundwater and requires compliance with SEPA's guidance on SUDs.
- 7.3 Policies **RP13: Species Protection**, **RP14: Habitat Protection** **Outwith Formally Designated Areas** and **RP15: Biodiversity Action Plan**, all are relevant. The first of these, policy RP13 requires that where development would affect species protected by law an appropriate level of assessment will be required and appropriate

mitigation measures will be required. Policy RP14 requires that where a development affects sites which contain habitat of some significance, effects on the habitat as well as mitigation measures will be taken into account. Policy RP15 requires that developments will demonstrate compatibility with the aims and objectives of the Midlothian Local Biodiversity Action Plan and related plans, by identifying appropriate measures to protect, enhance and promote existing habitats and/or the creation of new habitats, and provide for the effective management of these habitats.

- 7.4 Policy **RP20: Development within the Built-Up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.
- 7.5 Policy **RP28: Site Assessment, Evaluation and Recording** states that where any development proposal could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the impact of the proposal on the archaeological resource.
- 7.6 Policy **RP29: Playing fields and sports facilities** does not permit development on existing playing fields and sports facilities unless it can be demonstrated that the development will not result in a material loss of amenity to the surrounding area. This policy seeks an enhancement of existing provision.
- 7.7 Policy **RP32: Public Rights Of Way and Other Access Routes**, protects established routes against development which could lead to the loss of a right of way, cycle path, bridleway, or other access route.
- 7.8 Policy **TRAN1: Sustainable Modes of Transport** states that major travel-generating uses will only be permitted where they are well located in relation to existing or proposed public transport services, are accessible by safe and direct routes for pedestrians and cyclists, and accord with the Council's Local Transport Strategy. All major travel-generating developments shall be accompanied by a Transport Assessment and a Green Travel Plan, setting out what provisions or measures shall be taken to provide for, and encourage the use of, alternative forms of travel to the private car.
- 7.9 Policy **COMF1 Education Facilities (Proposal)** supports the various implementation of new education facilities to serve new housing development, this includes an extension to Paradykes Primary School in Loanhead.
- 7.10 Policy **COMF3 Health Centres** supports the development of new health centre facilities where there is an identified need to enhance health services within a community.

- 7.11 Policy **IMP1 New Development** this policy ensures that appropriate provision is made for a need which arises from new development. Of relevance in this case are transport infrastructure, landscaping, parking in accordance with approved standards, cycling access and facilities, pedestrian access, acceptable alternative access routes, access for people with mobility issues, traffic and environmental management issues, protection/management/compensation for natural and conservation interests affected, archaeological provision and 'percent for art' provision;
- 7.12 Policy **IMP2: Essential Infrastructure required to enable New Development to Take Place**, states that new development will not take place until provision has been made for essential infrastructure and environmental requirements, related to the scale and impact of the proposal. This includes essential roads infrastructure, protecting valuable environmental assets within or adjacent to the site and compensation for any losses including alternative provision where appropriate. In this case the need to upgrade junctions and access arrangements will come through a Traffic Assessment and specific requirements may arise from water and drainage and flood risk assessments.

Government Policy and Guidance

- 7.13 Scottish Planning Policy on Promoting Sustainable Transport and Active Travel states (in paragraph 287) that planning permission should not be granted for significant travel generating uses at locations which would increase reliance on the car and where direct links via walking and cycling networks are not made, access via public transport networks involve walking more than 400m or the transport assessment does not identify satisfactory ways of meeting sustainable transport requirements.
- 7.14 Creating Places - A policy statement on architecture and place for Scotland sets out the comprehensive value good design can deliver. Successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy.

8.0 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations.

The Principle of Development

- 8.2 The site is within the built up area and is currently in use as a leisure centre, play area with sports facilities and playing field. The proposal is

to extend the existing building and incorporate a two stream primary school, library and doctors surgery. These facilities are currently provided nearby. The proposal will bring these facilities closer to the town centre and they will be served by pedestrian and cycle path links and public transport. The redevelopment of community and educational facilities on this site is acceptable in principle.

Design

- 8.3 The development is sited within a built up residential area of Loanhead with views into the site from both Mayburn Avenue and George Avenue. There is a variety of building styles in the area ranging from the flat roofed parade of shops on the opposite side of the road, to the library which has a pyramidal style roof. The surrounding housing is of traditional style, predominately two storeys with pitched roofs.
- 8.4 The proposal involves the refurbishment and extension of the existing leisure centre. The existing building has no particular architectural merit and the extension of this building has been challenging. New wings are to be added to form the new school and the new library, to the north. The western wing contains the health centre. The leisure centre has a large pyramidal roof.
- 8.5 The proposed new building incorporates the various elements and uses into one building. The school fronts Mayburn Avenue. The design of this wing of the building comprises ten bays which are very similar, each bay is framed with fibre cement rainscreen cladding with white render around aluminium framed glazing. Some of the bays include aluminium solid spandrel panels in place of glazing. The main entrance to the school is at the north eastern corner of the building, under a high level canopy feature. The entrance to the nursery is to the west.
- 8.6 The library forms a large single storey link between the school and nursery and the leisure centre facilities. The walls of the library are aluminium framed curtain walling with aluminium solid spandrel panels intermittently along its elevation. The entrance to the leisure centre is white render at ground floor level with fibre cement rainscreen cladding to first floor level. There are a number of windows and glazing panels to surround the main entrance to the building. The fenestration is poor and should be re-considered. In addition, the entrance is set back and it will be difficult to find. The entrance should be re-considered to make it more prominent in this elevation. Furthermore, all of the entrances to the building should utilise slate material to signal the access feature to the building. The applicant has agreed to the redesign of the entrance to the leisure centre part of the building and to the introduction of slate detailing at the other entrances.
- 8.7 The health centre is to the western extent of the building and is also single storey. The external finishes include white render, aluminium solid spandrel panels. From the south the existing leisure centre will be

clearly visible with the various extensions around it. The Health Centre will be separated from the Leisure centre by a fenced courtyard. The highest elements of the school building (the dining and activity halls and the expressive arts hall) are immediately adjacent to the Leisure Centre and will be visible on the southern elevation. This elevation is not particularly visible and is some significant distance from the nearest houses. These have a playing pitch and car parking as intervening uses.

Residential Amenity

- 8.8 The proposed building containing the various elements of the development is distant from surrounding residential properties. The closest properties to the site will not have the new building significantly closer to their boundaries than the current situation, and some elements of the site (the playing field) are not going to be significantly altered.
- 8.9 The MUGA on the site is already lit and conditions can secure limiting both these lights and security lighting on the site, so that they do not cause nuisance to surrounding residential development. In addition appropriate conditions can limit noise generated at the site to ensure potential noise nuisance is mitigated.

Sports and Play Facilities

- 8.10 Sports Scotland has no objection to the application noting that the playing field and MUGA are not to be substantially altered on the site. The equipped play area on the site between the existing building and the road is large and well equipped and it is important that this provision is made elsewhere locally. This provision should not be lost. There is some scope to ensure such provision is made on the adjacent site where the school and other facilities are to be removed. The proposal is to develop this site for housing. Provision on the same scale (both in terms of site area and equipment) should be secured by the Council on this adjacent land as part of the redevelopment of this land.

Car, Cycle and Scooter Parking

- 8.11 The provision of appropriate parking at the site can be secured by condition. The provision of overflow car parking on the current library site can also be secured by means of a condition.

Landscaping

- 8.12 No detailed landscape plans have been submitted with the planning application and therefore a condition should be applied to any consent granted to ensure appropriate landscaping is approved prior to development commencing on the site. Replacement trees should be

planted to replace those that will be felled as part of the development. This will ensure compliance with policy RP5 of the adopted Midlothian Local Plan. Trees should be planted a suitable distance away from buildings and trees in hardstanding should be planted in an appropriate manner and with sufficient soil volumes to allow the trees to become established. Trees that are to be retained should be protected during the construction period; this can be secured by condition.

- 8.13 The proposal will result in the loss of a large play area and this should be compensated for elsewhere locally. Consideration should be given to the erection of ball stop fencing or other appropriate fencing to prevent conflict and potential safety issues caused by the playing pitch users running onto the neighbouring car park, this can be secured by condition. Whilst the existing playing pitch does not have fencing to the car parking side, the car parking is to be extended. SUDs proposals appear to comprise porous tarmac. Planted swales would help to deal with surface water run-off and would also enhance the biodiversity on the site, consideration can be given to this in the detailed SUDs scheme for the site required by condition.

Archaeology

- 8.14 There is potential for archaeological interest on this site and an appropriate condition can secure the necessary programme of works and consequential action.

Other Matters

- 8.15 The Coal Authority has suggested a condition related to the submitted Site Investigation report. The Council's Environmental Health Manager has recommended that a more general condition is attached to any consent granted. It is considered that the latter approach is favoured in that there may be an alternative approach to dealing with former coal mining in the area which is eventually favoured for this site and the more general condition allows for an appropriate alternative approach to be taken.
- 8.16 The representors have raised issues concerning the redevelopment of the site as proposed on the basis that it is contrary to the rationale of the original provision of the site as open space. This is not a planning matter; the issuing of a planning consent does not give any further legal rights than already applied. The matter of restrictions on the title of the land is not a matter to be considered in relation to this planning application. The planning process is concerned with the uses of land and their inter relationship. The proposed uses are compatible with each other and the surrounding land uses. It is not considered to be the case that the amenity of the area will be significantly adversely affected by the development and indeed, much of the green space and play provision (the playing fields and the MUGA) are to be retained virtually

unchanged. Conditions can be used to secure the appropriate provision of an equipped play area nearby.

9.0 RECOMMENDATION

9.1 That planning permission be granted for the following reason:

The site is situated within the settlement boundary of Loanhead and has an established leisure and associated sports and play use. The redevelopment of the site for the provision of a new school, health facilities and library and associated facilities which are currently located close to the site is compatible with its location and is supported in terms of development plan policies. Subject to conditions, the design and layout of the proposed development is acceptable and there are no material planning considerations which outweigh the presumption in favour of the development.

Subject to the following conditions:

1. Notwithstanding that delineated on docketed drawings, development shall not begin until details of a scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i existing and finished ground levels and floor levels for all buildings, open space and roads in relation to a fixed datum;
 - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
 - iii proposed new planting, including trees, shrubs, hedging, wildflowers and grass areas.
 - iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures, this shall include provision of an appropriate fence to the northern side of the existing grass playing pitch;
 - v schedule of plants to comprise species, plant sizes and proposed numbers/density;
 - vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping shall be completed prior to the new building being completed or brought into use whichever is the earlier. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August);
 - vii drainage details, watercourse diversions, flood prevention measures and SUDS (Sustainable Drainage Systems) to manage water runoff;
 - viii proposed car park configuration and surfacing, including kerb details;
 - ix proposed footpaths and cycle paths (designed to be unsuitable for motor bike use);

- x details of existing and proposed services; water, gas, electric and telephone;
- xi details of the floodlighting system and any security lights to be installed within the site. The floodlights and security lights shall be designed and installed such that there is no direct illumination of any neighbouring residential property and the lamp design shall be such that the actual lamps and inner surface of the reflectors are not visible from neighbouring houses which have a garden boundary with the application site. In addition, the lighting shall be designed to minimise the spillage of light up into the sky. The floodlighting system shall be fitted with an automatic cut out to ensure that the system cannot operate after 9pm unless otherwise approved in writing by the Planning Authority. The design and construction of the lighting shall take account of the Guidance contained within the Scottish Government Guidance to Accompany the Statutory Nuisance Provisions of the Public Health etc (Scotland) Act 2008;
- xii the locations and design of security/CCTV cameras and mounting poles; and,
- xiii details, including the location of all street furniture.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

Reason: To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policy RP20 of the Midlothian Local Plan and national planning guidance and advice.

Reason for 1(iii): To safeguard the privacy and residential amenity of the neighbouring residential from users of the southern-most proposed playground of the new school.

2. Development shall not begin until temporary protective fencing is erected around all trees on the site to be retained. The fencing shall be positioned in circumference to the trunk at a distance from it which correlates to the trees canopy unless otherwise agreed in writing with the local planning authority. No excavation, soil removal or storage shall take place within the enclosed area.

Reason: To ensure the development does not result in the loss or damage of a tree which merits retention in accordance with policies RP5 and RP20 of the Midlothian Local Plan and national planning guidance and advice.

3. No trees within the site shall be lopped, topped or felled unless otherwise agreed in writing with the local planning authority.

Reason: *To ensure the development does not result in the loss or damage of a tree which merits retention in accordance with policies RP5 and RP20 of the Midlothian Local Plan and national planning guidance and advice.*

4. The discharge of surface water to the water environment shall be in accordance with the principle of SUDS (Sustainable Drainage Systems) Manual (C697) published by CIRIA and surface water drainage from the construction phases shall be dealt with by SUDS. Such drainage shall be in accordance with C648 and C649, both published by CIRIA.

Reason: *To ensure the provision of an appropriate SUDS strategy to serve the proposed development in the interests of safeguarding the water environment.*

5. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i existing and finished ground levels for all roads and cycle ways in relation to a fixed datum;
 - ii proposed vehicular, cycle and pedestrian access;
 - iii proposed roads (including turning facilities), footpaths and cycle ways;
 - iv proposed visibility splays, traffic calming measures, lighting and signage;
 - v proposed construction traffic access and haulage routes;
 - vi a green transport plan designed to minimise the use of private transport and to promote walking, cycling, safe routes to school and the use of public transport;
 - vii proposed car parking arrangements;
 - x a programme for completion for the construction of access, roads, footpaths and cycle paths; and
 - xi the permeable paving and car park drainage system.

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing with the planning authority.

Reason: *To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.*

6. Detailed drawing and a written specification and/or a manufacturers brochure of proposed air handling equipment and extract flues to be installed on the building/on the site shall be submitted for the prior approval of the Planning Authority.

Reason: *To ensure that air handling equipment and extract flues are not unduly intrusive or conspicuous on the building, in the interest of safeguarding the character and visual amenity of the area.*

7. The design and installation of all plant and machinery shall be such that the combined noise level shall not exceed NR 30 daytime (07:00 to 23:00 hrs) and NR 25 night time (23:00 to 07:00 hrs) as measured from within any living apartment in any neighbouring noise-sensitive premises. For the purposes of this condition the assessment position shall be as identified by BS 7445 in relation to internal noise measurements.

Reason: *To ensure noise from plant at the site does not cause an unacceptable level of nuisance to nearby noise sensitive dwellings.*

8. A scheme for the protection of the outdoor grass pitch shall be submitted to and approved in writing by the planning authority prior to the commencement of development on the site. Thereafter the approved protection scheme shall be implemented at the site.

Reason: *To ensure the outdoor grass pitch is protected from damage during the construction period.*

9. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policy RP20 of the Midlothian Local Plan and national planning guidance and advice.*

10. Unless otherwise approved in writing by the planning authority, any floodlights or security lighting on the site shall not be used between the hours of 9.00pm and 7am. The floodlights and security lighting shall be designed to minimise the spillage of light outwith the site boundaries or up into the sky.

Reason: *To minimise any impact on amenity of floodlighting and security lighting on the surrounding area.*

11. Development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority; or alternatively it has been confirmed in writing to the planning authority that there is no contamination/previous mineral working requiring mitigation. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:
- i the nature, extent and types of contamination and/or previous mineral workings on the site;
 - ii measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
 - iii measures to deal with contamination and/or previous mineral workings encountered during construction work; and
 - iv the condition of the site on completion of the specified decontamination measures.

Before the new school building, new MUGA and new grass 7 aside kick about pitch are occupied/first come into use, the measures to decontaminate/remediate the site shall be fully implemented as approved by the planning authority.

Reason: *To ensure that any contamination on the site is adequately identified and that appropriate decontamination measures are undertaken to mitigate the identified risk to site users and construction workers, built development on the site, landscaped areas, and the wider environment.*

12. Any floodlighting system and security lights shall be designed and installed such that there is no direct illumination of any neighbouring sensitive property and the lamp design shall be such that the actual lamps and inner surface of the reflectors will not be visible from the neighbouring sensitive receptors' properties. The design of the lighting shall take account of the Guidance contained within the Scottish Government Guidance to Accompany the Statutory Nuisance Provisions of the Public Health etc (Scotland) Act 2008.

Reason: *To ensure security lighting is designed and operated so that they do not cause unacceptable nuisance to neighbouring sensitive properties.*

13. The new school building hereby approved shall not come into use unless and until the car parking, cycle and scooter parking all delineated on docketed drawing No.LL(90)001 rev F, and the shelters over all of the cycle parking and scooter parking have

been formed/erected and are made available for use. Thereafter, the car parking, cycle and scooter parking and shelters shall be retained unless otherwise approved by the Planning Authority.

Reason: *In the interests of road and pedestrian safety and to safeguard the amenity of the area.*

14. Acoustic design of the school in relation to internal and external levels shall be in accordance with Building Bulletin 93: Acoustic Design of Schools.

Reason: *To ensure the acoustic design of the school is acceptable in relation to nearby noise sensitive properties.*

15. Prior to the commencement of development on the site the following details shall be submitted to and approved in writing by the planning authority:
- I. Details of the proposed cycle and scooter parking;
 - II. Details of the SUDs proposals for the site;
 - III. Details of the school Green Travel Plan;
 - IV. Details of the required road markings and signs to enable the disabled parking bays to be legally enforceable; and,
 - V. Details of the proposed Traffic Calming and pedestrian crossing facilities on George Avenue / Mayburn Avenue.
- Thereafter the details approved in relation to this condition shall be implemented at the site prior to any part of the development being completed or brought into use, whichever is the earlier date.

16. Development shall not begin until a scheme of archaeological investigation has been undertaken in accordance with details submitted to and approved in writing by the planning authority. The investigation shall include an archive assessment and an evaluation of 5% of the total site.

Reason: *To ensure that this development does not result in the unnecessary loss of archaeological material in accordance with Policy RP28 of the Adopted Midlothian Local Plan.*

17. Development shall not begin until details, including a timetable of implementation, of 'Percent for Art' have been submitted to and approved in writing by the planning authority. The 'Percent for Art' shall be implemented as per the approved details.

Reason: *To ensure the quality of the development is enhanced by the use of art to reflect its setting in accordance with policies IMP1 and DP2 of the Midlothian Local Plan and national planning guidance and advice.*

18. Development shall not begin until the applicant has secured appropriate and alternative accessible and secure equipped play

provision within the local area. Plans showing the alternative play provision as well as the equipment to be provided and details of surfacing and boundary treatment shall be submitted to and approved in writing by the planning authority. Thereafter the approved provision shall be implemented within six months of the approval being given by the planning authority or such other timescale as is approved by the planning authority.

Reason: *To ensure appropriate alternative play provision is made for local children. The existing play provision on the site is good and appropriate alternative and local provision should be made to address the loss of the existing play provision.*

19. Development shall not begin until details of overflow car parking for 39 cars on the site of the current library and medical centre has been submitted to and approved in writing by the planning authority. Thereafter the approved overflow parking area shall be implemented in accordance with the approved details within six months of development commencing at the site, or such other timescale as is approved in writing by the Planning Authority.

Reason: *To ensure adequate and appropriate car parking provision is made for the development, in accordance with the Council's parking standards.*

20. The entrance area to the community facility on the proposed new building shall be redesigned to improve its visibility and scale, and the fenestration details. Before the development commences, revised plans and elevation details shall be submitted to and approved by the Planning Authority. The approved details shall include external finish materials. The approved plans shall be implemented at the site in full.

Reason: *To ensure the entrance to the community facilities on the new building is legible on the new building.*

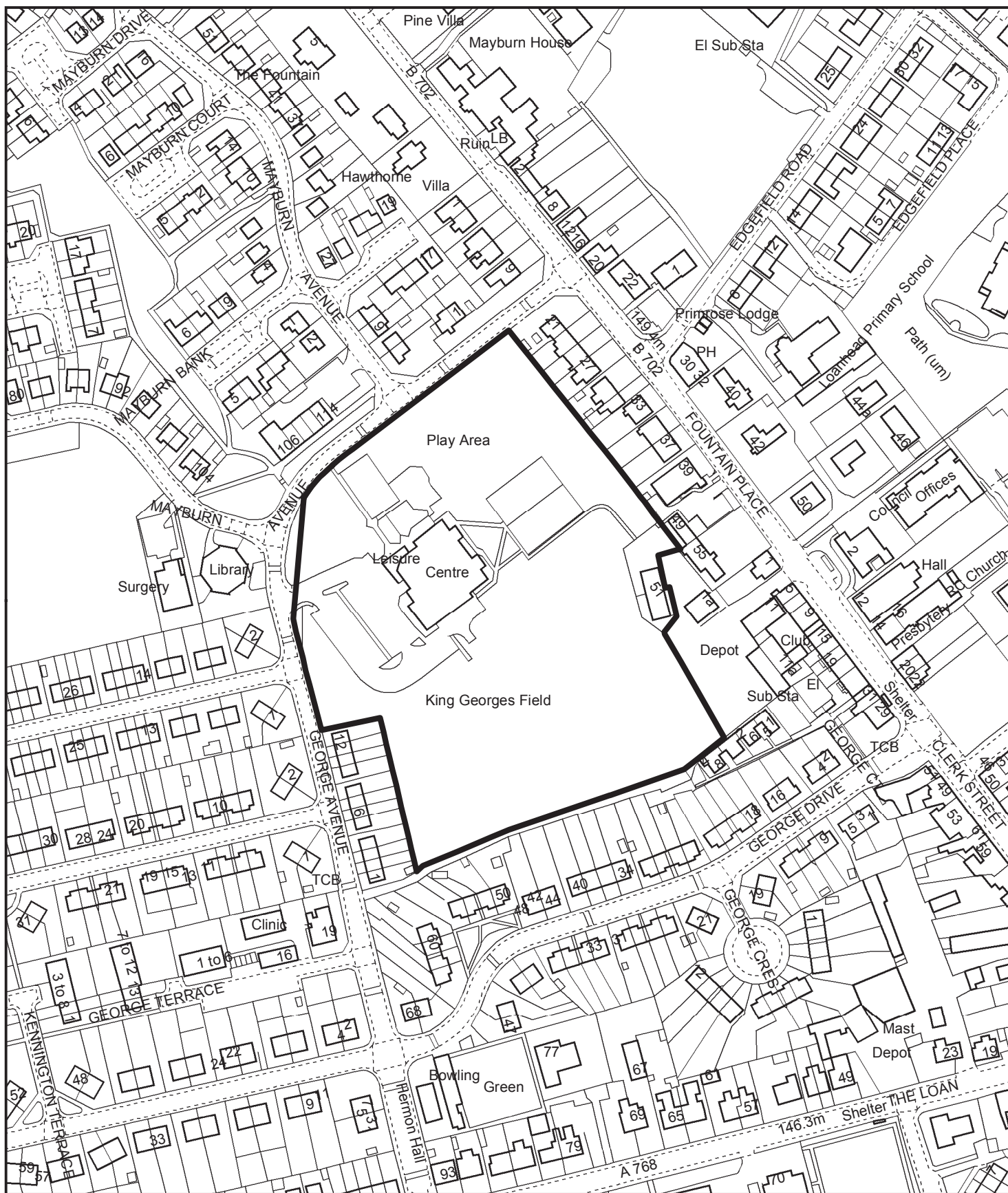
21. All of the entrance areas to the building shall incorporate slate detailing in panels, the details of which shall be submitted to and approved by the planning authority in writing prior to the commencement of development on the site. The approved detailing shall be implemented in full on the building.

Reason: *To improve the design of the new building and to improve the legibility of the five entrances to the building.*

Ian Johnson
Head of Communities and Economy

Date: 5 January 2015

Application No: 15/00684/DPP (Available online)
Applicant: Midlothian Council
Agent: AHR Architects Limited
Validation Date: 19 August 2015
Contact Person: J. Learmonth
Tel No: 0131 271 3311
Background Papers: 15/00684/DPP, 15/00712/PPP



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Erection of community facility incorporating primary school; nursery school; early years and after school care; library; health centre; alterations to existing leisure centre; formation of car parking and associated works at Land At Loanhead Leisure Centre And King Georges Field, George Avenue, Loanhead

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Scale: 1:2,500

